

**CB 10 TEXT AMENDMENT, SPECIAL PERMIT 73-622
ZONING TEXT AMENDMENT**

**ENVIRONMENTAL ASSESSMENT STATEMENT
CEQR NO: 16DCP178K
ULURP NO: N 160377 ZRK
June 17, 2016**



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME Community Board 10 Text Amendment, Special Permit 73-622

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
16DCP178K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
N 160377 ZRK

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA) Project ID P2016K0363

2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Richard Jacobs

ADDRESS 16 Court Street

CITY Brooklyn

STATE NY

ZIP 11241

TELEPHONE 718-780-8272

EMAIL

rjacobs@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT

Brooklyn Community Board Ten

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Josephine Beckmann, District Manager

ADDRESS 8119 5th Avenue

CITY Brooklyn

STATE NY

ZIP 11209

TELEPHONE 718-745-6827

EMAIL

jbeckmann@cb.nyc.gov

3. Action Classification and Type

SEQRA Classification

UNLISTED TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

4. Project Description

Community Board 10 as applicant is proposing the removal of Community District 10 (CD10) from its current applicability under the existing Special Permit regulations - ZR Section 73-622. See Attachment 1 for full Project Description.

Project Location

BOROUGH for full Brooklyn

COMMUNITY DISTRICT(S) 10

STREET ADDRESS DISTRICT WIDE

TAX BLOCK(S) AND LOT(S)

ZIP CODE

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY Bay
Special Bay Ridge Special

ZONING SECTIONAL MAP NUMBER 22a-d
& 28a

5. Required Actions or Approvals (check all that apply)

City Planning Commission: YES NO UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

CITY MAP AMENDMENT

ZONING CERTIFICATION

CONCESSION

ZONING MAP AMENDMENT

ZONING AUTHORIZATION

UDAAP

ZONING TEXT AMENDMENT

ACQUISITION—REAL PROPERTY

REVOCABLE CONSENT

SITE SELECTION—PUBLIC FACILITY

DISPOSITION—REAL PROPERTY

FRANCHISE

HOUSING PLAN & PROJECT

OTHER, explain:

SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: YES NO

VARIANCE (use)

VARIANCE (bulk)

SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 73-622

Department of Environmental Protection: YES NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

LEGISLATION

FUNDING OF CONSTRUCTION, specify:

<input type="checkbox"/> RULEMAKING <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain:	<input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:
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Other City Approvals Not Subject to CEQR (check all that apply)

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain:
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State or Federal Actions/Approvals/Funding: YES NO If "yes," specify:

6. Site Description: *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

Graphics: *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

<input type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): DISTRICT WIDE	Waterbody area (sq. ft.) and type:
Roads, buildings, and other paved surfaces (sq. ft.):	Other, describe (sq. ft.):

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): NA

NUMBER OF BUILDINGS:	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
HEIGHT OF EACH BUILDING (ft.):	NUMBER OF STORIES OF EACH BUILDING:

Does the proposed project involve changes in zoning on one or more sites? YES NO

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? YES NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE:	sq. ft. (width x length)	VOLUME OF DISTURBANCE:	cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE:	sq. ft. (width x length)		

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2016

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: N/A

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES NO IF MULTIPLE PHASES, HOW MANY? N/A

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

9. Predominant Land Use in the Vicinity of the Project (check all that apply)

<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input type="checkbox"/> OTHER, specify:
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DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION		NO-ACTION CONDITION		WITH-ACTION CONDITION		INCREMENT
LAND USE							
Residential	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures							
No. of dwelling units							
No. of low- to moderate-income units							
Gross floor area (sq. ft.)							
Commercial	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type (retail, office, other)							
Gross floor area (sq. ft.)							
Manufacturing/Industrial	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
Community Facility	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Type							
Gross floor area (sq. ft.)							
Vacant Land	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							
Publicly Accessible Open Space	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):							
Other Land Uses	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							
PARKING							
Garages	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Attended or non-attended							
Lots	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Other (includes street parking)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							
POPULATION							
Residents	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify number:							
Briefly explain how the number of residents was calculated:							

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Businesses	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification				
Maximum amount of floor area that can be developed				
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project				
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?		
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?		
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?		
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?		
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?		
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?		
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?		
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?		
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?		
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?		
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?		
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,		

	YES	NO
enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. Please see Attachment I		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ? N/A	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts? N/A	<input type="checkbox"/>	<input type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a separately sewerred area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week):		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs):		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
16. NOISE: <u>CEQR Technical Manual Chapter 19</u>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <u>Chapter 19</u>) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: <u>CEQR Technical Manual Chapter 20</u>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <u>Chapter 20</u> , "Public Health." Attach a preliminary analysis, if necessary. <u>N/A</u>		
18. NEIGHBORHOOD CHARACTER: <u>CEQR Technical Manual Chapter 21</u>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise? <u>N/A</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <u>Chapter 21</u> , "Neighborhood Character." Attach a preliminary analysis, if necessary. <u>N/A</u>		
19. CONSTRUCTION: <u>CEQR Technical Manual Chapter 22</u>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <u>Chapter 22</u> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME	SIGNATURE	6/17/16
Josephine Beckman	Josephine Beckman	

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

Potentially Significant Adverse Impact

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

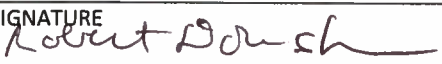
YES NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE EARD Director	LEAD AGENCY NYC Department of City Planning
NAME Robert Dobruskin	DATE 6/17/16
SIGNATURE 	

**ATTACHMENT I
PROJECT DESCRIPTION**

**CB 10 TEXT AMENDMENT, SPECIAL PERMIT 73-622
ZONING TEXT AMENDMENT**

ENVIRONMENTAL ASSESSMENT STATEMENT

CEQR NO: 16DCP178K

ULURP NO: N 160377 ZRK

June 17, 2016

I. INTRODUCTION

The proposed action is for a Zoning Text Amendment to a Board of Standards and Appeals (BSA) Special Permit (SP), ZR 73-622, Enlargements of single- and two-family detached and semi-detached residences. Brooklyn Community Board 10 (CB 10), as applicant, is proposing the removal of Brooklyn Community District 10 (CD 10) from its current applicability under the existing regulations. The SP currently applies to three full community districts; Brooklyn CD's 10, 11, and 15; and a specific R2 area in CD 14.

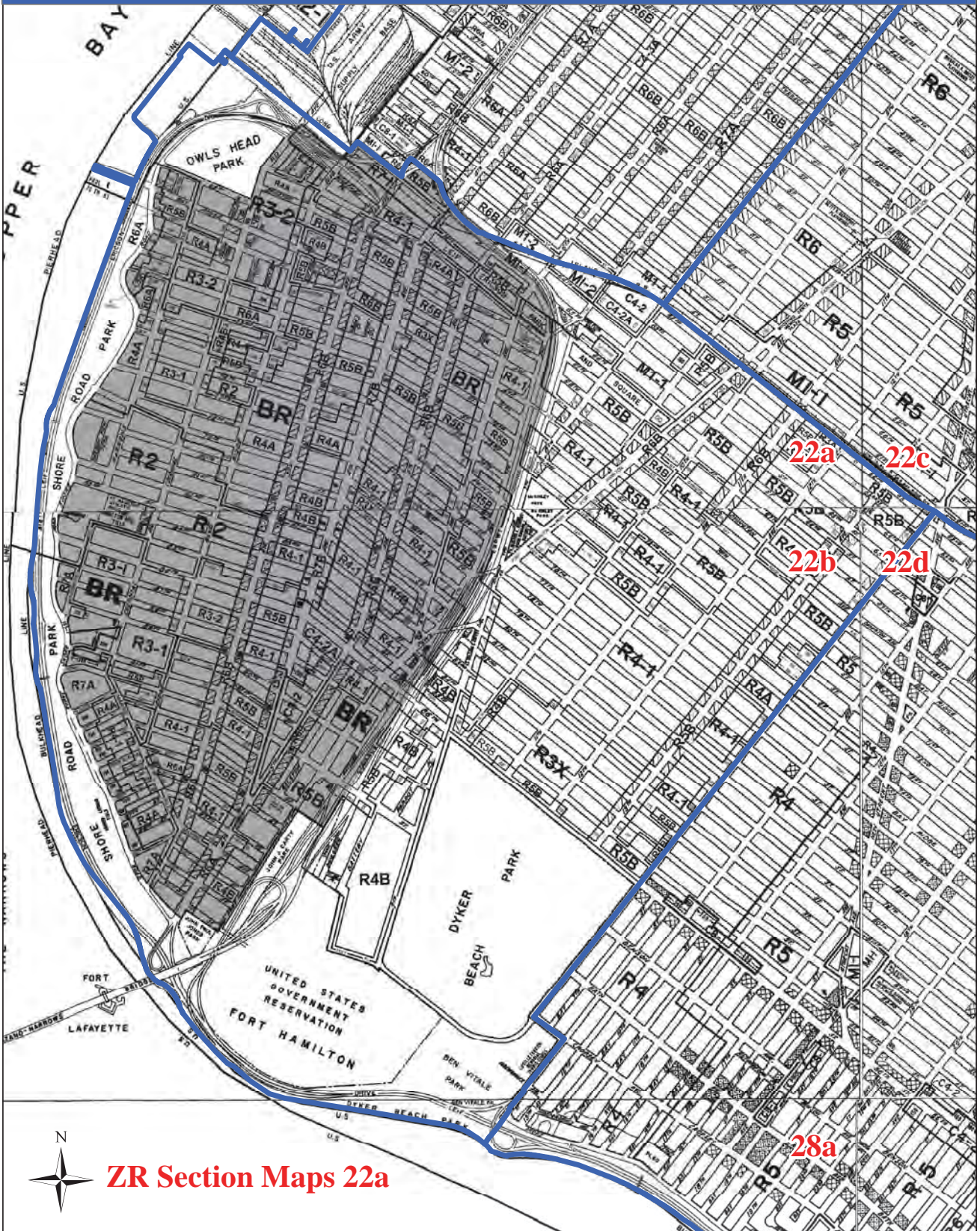
The deletion of Brooklyn CD 10 from applicability under the existing SP would not facilitate a specific project or induce any new development. Instead, enlargements of single- and two-family homes in Brooklyn CD 10 would be required to adhere to the as-of-right residential zoning regulations, or rely on pre-established discretionary remedies to afford relief.

II. PROJECT AREA AND DESCRIPTION

CD 10 is one of 18 community districts in Brooklyn (see Maps 1,2, and 3). It is located in the south western portion of the borough and includes the neighborhoods of Bay Ridge, Fort Hamilton, and Dyker Heights. It is generally bounded by the LIRR/Bay Ridge railroad to the north, 14th Avenue to the east, Lower New York Bay to the south, and the Narrows and Upper New York Bay to the west. Within CD 10 is the Special Bay Ridge District (SBRD), generally bounded by the LIRR/Bay Ridge railroad cut to the north, 7th Avenue to the east, 101st Street to the south and Shore Road to the west. Originally approved in 1978, the SBRD has regulations limiting community facility FAR in its lower density districts and building heights in its single C8-2 district. The SBRD regulations modified in 2005 (C050133ZRK, CC approved 3/23/05), work in concert with the lower density and contextual districts mapped in two DCP community district-wide rezonings in 2005 and 2007 (Bay Ridge Rezoning, C050134AZMK, CC approved 3/23/05 & Dyker Heights Rezoning 070387 ZMK, CC approved 6/20/07, respectively).

Brooklyn CD 10 has a broad range of lower density and contextual districts mapped throughout the district including: the one- and two family R2, R3-1, R3A, R3X, R4A, R4B and R4-1, and the multifamily R3-2 and R5B fronting many of the tree-lined avenues and most mid-blocks. The multi-family and mid-density districts, R6A, R7A and R7B, are mapped along the wide streets, including: Third, Fourth and Fifth Avenues, Shore Road, Ft. Hamilton Parkway, 11th and 13th Avenues. These wide streets have larger apartment buildings ranging from four to eight stories and with some exceptions, commercial overlays ranging from C1-3 to C2-4, allowing for local retail servicing the

Map 1: Community Board 10 Text Amendment BSA Special Permit 73-622, ZR Maps 22a, b, c, d & 28a



ZR Section Maps 22a

Map 2: Community Board 10 Text Amendment BSA Special Permit 73-622, Existing Land Use Map

Land Use

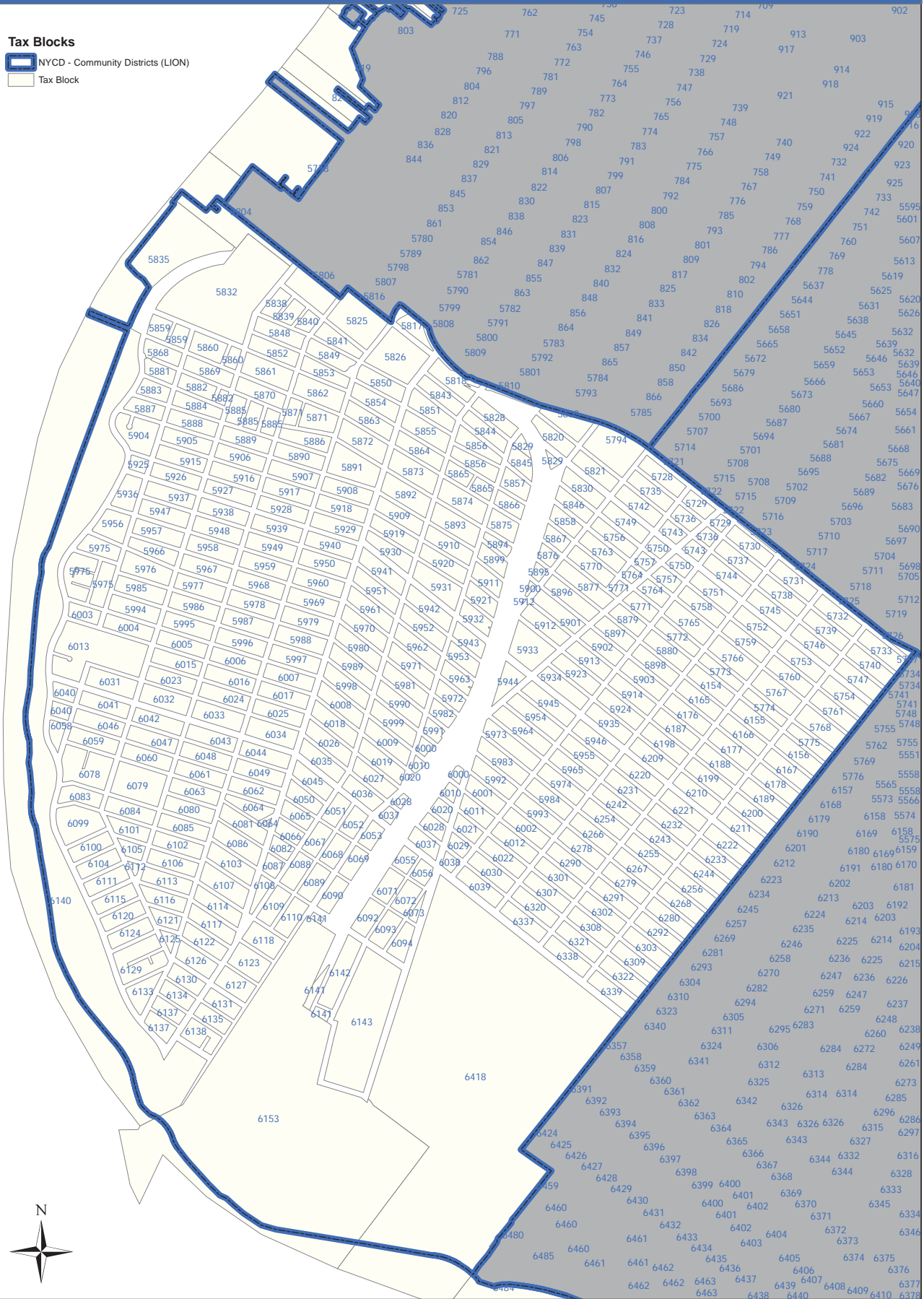
-  NYCD - Community District 10
-  Zoning Districts (NYZD)
-  01 - One & Two Family Buildings
-  02 - MultiFamily Walkup Buildings
-  03 - MultiFamily Elevator Buildings
-  04 - Mixed Commercial/Residential Buildings
-  05 - Commercial/Office Buildings
-  06 - Industrial/Manufacturing
-  07 - Transportation/Utility
-  08 - Public Facilities & Institutions
-  09 - Open Space
-  10 - Parking Facilities
-  11 - Vacant Land
-  All Others or No Data
-  SBRD



Map 3: Community Board 10 Text Amendment BSA Special Permit 73-622 - Existing Tax Blocks

Tax Blocks

-  NYCD - Community Districts (LION)
-  Tax Block



residential areas. There is also a C4-2A commercial corridor along 86th Street from Fourth Avenue to Fort Hamilton Parkway, the major shopping area for larger stores and destination retail. South of 88th Street, there is a triangular, seven block C8-2 district with car dealerships and auto repair services. At the northern edge of the district is an M1-1 and M1-2 district with commercial, auto and light manufacturing uses along the 65th Street corridor and the southern side of the BMT/LIRR rail cut.

The area is serviced by the NYCT's R train with multiple stops (Bay Ridge Avenue, 77th St., 86th St. and 96th Street) along the 4th Avenue corridor and the N train from 8th Avenue to 11th Avenue. In addition there are numerous bus lines that cross the district along the wide streets/major avenues.

The Gowanus Expressway is an arterial 6-lane highway at CD 10's center at Seventh Avenue, an approach roadway to the Verrazano Bridge and points west to Staten Island & NJ, and in its opposite direction east along Seventh and then north along Third Avenue connecting to the BQE and points both north and further east toward Queens. The Belt Parkway is a 6-lane arterial which rings the district to its west and then south toward Queens and Long Island and has numerous parks, playground and a waterfront walkway/bike path at its perimeter and seawall.

III. HISTORY OF BSA SPECIAL PERMIT, ZR 73-622

History of BSA Special Permit ZR 73-622

On December 22, 1997, the CPC approved an application creating a new BSA Special Permit, ZR 73-622, Enlargement of single- family and two-family detached and semi-detached residences (Calendar No. 6, N970203 ZRY). Originally, intended as a city-wide initiative, during the CPC public review process, due to the negative recommendations of numerous Community Boards and the four affected Borough presidents, the applicability was restricted to seven CDs: Brooklyn 10, 11, 15 and portions of CD 12 and CD 14, and Staten Island CD's 1 and 2 that supported the SP. Subsequent to the CPC's approval, the City Council modified the text amendment removing Staten Island CDs 1 and 2 from applicability (CC mod. approval 2/26/98).

Though today, limited to four CDs, the February, 1997 CPC report discusses the overall land use rationale for approving the SP, citing the advent of contextual districts approved in 1989 and the more liberal FAR, front, side yard and height and setback requirements that matched the character of many low density areas, reducing the degree of non-compliance. But, as many lower density areas of the city had not been remapped as contextual districts and large numbers of residential buildings still remain non-complying, there was a need for an equitable process where homeowners who wish to enlarge could in a manner consistent with the surrounding neighborhood.

The CPC in their consideration stated, “The Commission recognizes the need for an alternative method for allowing the upgrading of an aging housing stock. Most of the city’s lower density housing stock was designed for lifestyles that have significantly changed over time. Many households desire additional bathrooms, upgraded kitchens, family rooms and additional bedrooms that necessitate major structural changes to existing homes. For many years these desires have been thwarted, with much of the housing stock remaining unimproved and many households leaving the city that might otherwise have stayed.”

In response, the Department proposed a BSA SP that would have regulations related to how the enlargement would impact the surrounding area. The SP would be available to single and two-family detached and semi-detached residences and would permit increases in floor area and up to a ten foot encroachment into a required 30 foot rear yard. Encroachments would also be permitted into required side yards, but only in order to allow for a straight-line extension. No encroachments would be permitted into a required front yard. Perimeter walls in R2X, R3, R4, R4A and R4-1 districts would be allowed to increase in height only in order to match the height of a neighboring house with a taller perimeter wall. The BSA must find that the enlarged building will not alter the essential character of the neighborhood, or district in which the building is located, or impair the future use or development of the surrounding area.

In 2000, the CPC approved an amendment to 73-622 (Calendar No. 19, N 000286 ZRK, CC approved 11/15/2000) that removed CD 12 from applicability. In this instance, the as-of right “Optional Provisions for Certain R5 and R6 Districts in Brooklyn” had already established controls permitting enlargements in the Boro Park and by removing the text from the BSA SP and adding a 10 foot rear-yard encroachment to the optional provisions, the redundancy was eliminated.

IV. PURPOSE AND NEED

The proposal seeks to remove Brooklyn Community District 10 from ZR Section 73-622, Enlargements of single and two family detached and semi-detached residences. Brooklyn CB 10 believes that the original intent of ZR 73-622, allowing existing residents relief from non-compliances, providing for limited enlargement in order to remain within their community, has been misapplied and to a certain extent is no longer necessary.

Brooklyn CB 10 states in their ULURP application, “Since its adoption by the City Council in February 1998, only 21 applications have been made within the Brooklyn CD 10 district. Of the 21 applications, 10 or half were disapproved by Community Board 10 (1 no position taken). Of those

that were disapproved – all were approved by the Board of Standards and Appeals...Community Board 10 members believe that the original land use justification for the applicability of the SP, limited enlargement for existing residents to remain, has in practice been predominantly used to legalize existing illegal conditions, or to produce luxury housing for speculative sale, or purchase” (See Map 4). They further argue that the lower density and contextual districts mapped extensively in the 2005 and 2007 area rezonings (approximately 400 Blocks), not mapped when the initial text was supported and approved, more than adequately provide the fine-grained zoning controls to enlarge residences in keeping with the built form and character of most blocks.

Brooklyn Community Board 10 members voted four times over the last thirteen years to remove Community District 10 from ZR 73-622. These votes were adopted by the General Board at meetings held on December 13, 2003, December 18, 2006, November 18, 2010 and September 18, 2015. Brooklyn CB 10 believes that future enlargements should adhere to the as-of-right residential regulations, proceed with the established relief offered by way of BSA variance, or provided under an alternative existing SP, ZR 73-621 (Enlargement, extension, or conversion of building containing residential uses), that limits enlargements to 10%. They further contend that removing Brooklyn CD 10 from the SP would re-establish equity with the other 55 CDs, in the administration of city-wide residential land use policy.

V. ANALYSIS FRAMEWORK

The proposed modification to an existing special permit, the deletion of Brooklyn CD 10 from applicability under the existing SP, would not induce any new development, enlargement or any new construction. Rather, future enlargements of one- and two-family homes would require adherence to the established regulatory controls for as- of- right residential development, or the other aforementioned, pre-established remedies to afford relief. Therefore, there are no projects, or potential development sites associated with the proposed action.

Build Year – 2026

According to the *CEQR Technical Manual*, for some small area rezonings, a build year ten (10) years into the future is generally considered reasonable as it captures a typical cycle of market conditions and generally represents the outer timeframe within which predictions of future development may usually be made without speculation. As the removal of CD 10 from the special permit and its effects will be seen over time, the ten year build year of 2026 was selected, as appropriate.

No-Action Scenario

While difficult to project with certainty, due to BSA discretionary actions and findings, based on past trends, conservatively, it is anticipated that in the future, approximately 10-20 developments would occur in the No-Action Scenario over a 10-year period.

Development trends since the 1998 adoption of the 73-622 Special Permit, within the geographical area of Community District 10, are measured through filed applications and their disposition. Since its adoption in 1999, 21 SP applications were reviewed in Brooklyn Community District 10 for 19 properties. Brooklyn Community Board Ten’s recommendations to the Board of Standards and Appeals are summarized as follows (see Appendix for further details):

- 10 Disapprovals (9 properties – one property filed 2 separate applications)
- 10 Approvals (9 unique properties as one filed 2 separate applications –first application withdrawn and resubmitted with minor changes).
- 1 No Position (“legalization,” due Department of Buildings issuance of a permit in error following the rezoning of Dyker Heights)

The following is a year by year breakdown of the applications:

2000	2 Applications
2001	2 Applications
2002	1 Application
2003	0 Application
2004	0 Application
2005	3 Applications
2006	0 Applications
2007	1 Application
2008	0 Application
2009	0 Application
2010	3 Applications
2011	0 Application
2012	1 Application
2013	4 Applications
2014	0 Application
2015	2 Applications
2016	2 Applications

Trends analysis for application filings in Brooklyn Community District 10 per Calendar Year 2000 through 2016 shows between 0 and 4 applications filed annually utilizing Special Permit section

73-622. A No-Action Scenario would maintain a comparable number of applications and result in legalizations and speculative purchases as well as property owners developing beyond the as-of-right residential regulations.

With-Action Scenario

The proposed modification to an existing special permit, the deletion of Brooklyn CD 10 from applicability under the existing SP, would not facilitate a specific project, induce any new area development, enlargement or any new construction. It would not change permitted uses, or result in any increases in bulk and density. Therefore, there are no projected or potential development sites associated with the proposed action.

Under the proposed With-Action Scenario, enlargements of single- and two-family homes in Brooklyn CD 10 would be required to adhere to the as of right residential zoning regulations, or rely on pre-established remedies (ZR 72-21 BSA Variances; and ZR 73-621, Enlargement, extension, or conversion of building containing residential uses) to afford relief. Similarly, the past use of the SP to legalize enlargements, contrary to zoning regulations, would be eliminated. Illegal enlargements would have to seek relief from a variance or the alternative BSA special permit, provided appropriate findings could be made. In addition, it is anticipated that the enlargement of homes simply for speculative sale or purchase would be limited to the bulk requirements of the as-of-right regulations, or applicants could seek the aforementioned established discretionary mechanisms for additional relief. This would align with the proposed action's purpose and need in that the SP could no longer be misapplied.

In the Future With-Action, it is anticipated that the limited number of owners wishing to enlarge their single- and two-family homes, estimated at 1-2 per year, will proceed through BSA variance, or through the established and remaining BSA SP permit, limiting increases to a 10%. It is likely that overall, based on the number of prior actions and a reasonable amount of certainty moving forward, that the removal of CD 10's applicability would not substantially alter existing or predictable development patterns, or result in a significant population leaving their homes and neighborhood.

Incremental Difference between Future No-Action and With-Action Condition

As described in the Future No-Action above, while impossible to project with certainty- due to BSA discretionary actions and findings- based on past trends, conservatively, it is anticipated that in the future, approximately 10-20 developments would occur in the Future No-Action over a 10-year period.

The Future With-Action is not anticipated to result in new development. Therefore, the incremental difference between the No-Action and the With-Action would likely be a negative difference. This negative difference would likely be met by relying on pre-established remedies way of BSA variance, or provided under an alternative existing SP, ZR 73-621 (Enlargement, extension, or conversion of building containing residential uses), that limits enlargements to 10%. Furthermore, Brooklyn CB 10 argues that that the lower density and contextual districts mapped extensively in the 2005 and 2007 area rezonings (approximately 400 Blocks), not mapped when the initial text was approved, more than adequately provide the fine-grained zoning controls to enlarge residences in keeping with the built form and character of most blocks. For these reasons, it is anticipated that people would be able to find relief if they wanted to make limited enlargements on their home rather than residents leaving their neighborhood for other parts of the city, or out of New York State entirely. Thus, the proposed action is not anticipated to result in significant adverse impacts to the community or substantially alter existing or predictable development patterns.

VI. ANALYSIS OF THE PROPOSED ACTION

As described in the No-Action and With-Action Scenarios above, the deletion of Brooklyn CD 10 from applicability under the existing SP would not induce any new development, or result in any incremental difference between the No-Action and the With-Action Scenarios.

Consequently, the proposed amendment would not have a significant adverse impacts on Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Community Facilities; Shadows; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Transportation; Air Quality Greenhouse Gas Emissions and Climate Change; Public Health Neighborhood Character; or Construction.

Historic and Cultural Resources

There are several Historic and Cultural Resources within the Project Area. Per consultation (see Appendix) with the NYC Landmarks Preservation Commission (LPC) these include:

LPC designated:

- Four Historic Lampposts at Park Drive east of 7th Avenue opposite 88th Street
- 8200 Narrows House
- Farrell House
- Fort Hamilton

State/National Registers (S/NR) of Historic Places:

- Saitta House
- 216-264 Ovington Avenue Houses
- Bay Ridge United Methodist Church
- Senator Street Historic District
- Fort Hamilton

As the removal of Brooklyn CD 10 from the SP provisions are not anticipated to induce any new development, alter existing or predictable development patterns, change permitted uses, or result in any increases in bulk and density, the proposed action is not anticipated to have the potential to cause adverse impacts pertaining to architectural or archaeological resources.

Open Space

Per *CEQR Technical Manual* guidance, an open space assessment may be necessary if a project potentially has a direct or indirect effect on open space. Direct effects, per *CEQR Technical Manual*, may occur if the proposed project would:

- Result in a physical loss of public open space (by encroaching on an open space or displacing an open space);
- Change the use of an open space so that it no longer serves the same user population (e.g., elimination of playground equipment);
- Limit public access to an open space; or
- Cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether on a permanent or temporary basis.

Given these parameters, the proposed action does not have the potential to cause direct impacts on open space which would require further analysis.

Indirect effects on open space may occur when the population generated by a proposed project would be sufficiently large to noticeably diminish the ability of an area’s open space to serve the future population. CEQR provides the guidance that in “underserved¹” areas, such as in the Bay Ridge neighborhood of Brooklyn CD 10, an open space assessment should be conducted if a project meets the threshold of adding an additional 50 residents or 125 workers. As the proposed action

¹ Underserved areas are areas of high population density in the City that are generally the greatest distance from parkland where the amount of open space per 1000 residents is currently less than 2.5 acres.

does not have the potential to generate this, the project does not necessitate further open space analysis.

As the proposed action does not have the potential to generate either direct or indirect impacts on open space, further open space analysis is not necessary.

Coastal Zone

The proposed action would affect an area located within the boundaries of the Coastal Zone. Based upon a review of the action, The Department of City Planning as advisors to the City Coastal Commission has determined that the project is consistent with the intent and policies of the NYC Water Revitalization Program (WRP). A consistency determination, WRP 16-076, was issued on June 6, 2016 (See Appendix).

Appendix

BOROUGH OF BROOKLYN

No. __

Community Board 10 Text Amendment

CD 10

N 160377 ZRK

IN THE MATTER OF an application submitted by Community Board 10, Brooklyn, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 73-622 (Enlargements of single- and two-family detached and semi-detached residences), in Community Board 10, Borough of Brooklyn.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

**Article VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

**73-622
Enlargements of single- and two-family detached and semi-detached residences**

The Board of Standards and Appeals may permit an #enlargement# of an existing #single-# or #two-family detached# or #semi-detached residence# within the following areas:

- (a) Community Districts ~~10~~, 11 and 15, in the Borough of Brooklyn; and
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

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CB 10 Supporting Information, Removal of CD 10 from SP 73-622, Enlargements to Single- And Two-Family Detached and Semi-Detached Residences.

The elimination of Community District 10 from the special permit is supported by members of Community Board 10. Motions in support of removing Community District 10 from ZR 73-622 were adopted by the General Board at meetings held on December 13, 2003, December 18, 2006, November 18, 2010 and September 18, 2015.

Since 2000, 21 Special Permit applications were filed within Community District 10's jurisdiction. There were 10 disapprovals (9 properties – one property filed 2 separate applications) and 10 Approvals (9 unique properties as one filed 2 separate applications –first application withdrawn and resubmitted with minor changes) and in one case, Community Board 10 took no position (due to an extreme hardship placed on owner by Department of Buildings issuance of a permit in error following the rezoning of Dyker Heights). The 21 applications are summarized as follows:

- 10 Disapprovals (9 properties – one property filed 2 separate applications)
- 10 Approvals (9 unique properties as one filed 2 separate applications –first application withdrawn and resubmitted with minor changes).
- 1 No Position (“legalization”, due Department of Buildings issuance of a permit in error following the rezoning of Dyker Heights)

Disapprovals

The following SP applications were not supported by the members of Community Board 10. The list includes a brief description of the deviation requested and objections raised at the time of Community Board review. All sought significant extensions with large increases in floor area; all were requests for luxury expansions:

- 1. 8321 Colonial Road (2001)** – Increase of 40% over maximum FAR, increase in degree of non-compliance in side yard and open space.
- 2. 951 81st Street (2001)** – Increase of 30% over maximum FAR, decrease in rear yard to 25’.
- 3. 1060 82nd Street (2005)** – Increase of 50% over maximum FAR, deficiencies in open space, increase in non-compliance at side yard. This was a legalization of a 3rd story addition that was near completion and was stopped because the property owner’s contractor did not obtain a Department of Buildings permit.
- 4. 269 77 Street – (2010)** – Two-story extension in rear of existing one-family detached residence. Enlargement was for luxury extension of bedroom w/roof deck.

5. **1153 85 Street** – (2013) – Increase of 20% over maximum FAR, increase in perimeter wall height by 3 feet – One and/or two-story extensions at front, side and rear of the existing detached building. This was a speculative purchase.
6. **45 76th Street** – (2013) – Increase of 40% over maximum FAR and increase degree in non-compliance in side yard. Two story extensions at front, side and rear of the existing detached one family residence as well as increase in useable space at attic. This was a speculative purchase.
7. **1245 83rd Street** – (2013) – Increase of 70% over maximum FAR. One and/or two-story extensions at front, side and rear of the existing detached one-family residence as well as increase in useable space at attic.
8. **337 99th Street** – (2013) – Increase of 50% over existing non-complying FAR. This also included a conversion from a one-family to- a two-family dwelling. The additional dwelling unit was not for a family member.
9. **269 77 Street** – (2015) - 2nd Floor extension at front of building. A rear extension made possible by 2010 Special Permit application. The application was being made to add luxury space to an existing bedroom.
10. **8120 Colonial Road** – Increase of 30% over maximum FAR. This was a speculative purchase.

Approvals

The following SP applications were submitted and recommended for approval, as they were very modest expansions to existing one or two family homes.

1. **136 98th Street** – (2000) – This was a legalization of two-story extension.
2. **136 92 Street** – (2000) – This was a legalization of a one-story extension to an existing detached residence.
3. **1210 82nd Street** (2002) – Increase of 20% over max FAR to an existing one-family house within the footprint. (withdrawn 2004)
4. **1210 82nd Street** (2005) – Increase of 20% over max FAR to an existing one-family home with miscellaneous extensions within the footprint.
5. **66 87 Street** – (2005) – Increase of 40% over max FAR – Two-story extension in front and rear.

6. **1133 83rd Street** – (2007) – Increase of 30% over max FAR two-story extension at rear of existing one-family residence.

7. **158 85 Street** – (2010) - Increase of 2% over max FAR, – modest expansion of kitchen.

8. **1246 77 Street** – (2012) – Increase of 10% over max FAR – two-story extension at rear of existing one family detached residence

9. **117 Gelston Avenue** – (2013) – Two-story extension in front of the existing two-family detached residence, extension above the existing basement/garage. Side yard deficient by 4' to allow for alignment.

10. **37 82nd Street** – (2016) – Increase of 2% over maximum FAR – modest kitchen extension.

Current trends (2000 to present) amount to an average of 0 to 4 applications per calendar year as per the following breakdown:

2000	2 Applications
2001	2 Applications
2002	1 Application
2003	0 Application
2004	0 Application
2005	3 Applications
2006	0 Applications
2007	1 Application
2008	0 Application
2009	0 Application
2010	3 Applications
2011	0 Application
2012	1 Application
2013	4 Applications
2014	0 Application
2015	2 Applications
2016	2 Applications

Trends analysis for application filings in Brooklyn Community District 10 per Calendar Year 2000 through 2016 shows between 0 and 4 applications filed annually utilizing Special Permit section 73-622.

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Brooklyn Community Board 10

Name of Applicant Representative: Josephine Beckmann, District Manager

Address: 8119 5th Avenue, Brooklyn, N. Y. 11209

Telephone: 718-745-6827 Email: jbeckmann@cb.nyc.gov

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

I. Brief description of activity

The proposed application is for a Zoning Text Amendment to a Board of Standards and Appeals (BSA) Special Permit (SP), ZR 73-622, Enlargements of single- and two-family detached and semi-detached residences. Community Board 10, as applicant, is proposing the removal of Community District 10 (CD 10) from its current applicability under the existing regulations.

The proposed modification to an existing special permit, is considered a generic action, as it involves neither a discreet site specific project, nor a localized small area. The deletion of CD 10 from applicability under the existing SP would not induce any new development, alter existing or predictable development patterns, change permitted uses, or result in any increases in bulk and density. To the contrary, enlargements of one- and two-family homes in CD 10 would be required to adhere to the as of right residential zoning regulations, or rely on pre-established remedies (e.g.: ZR 72-21 BSA Variances; and ZR 73-621, Enlargement, extension, or conversion of building containing residential uses) to afford relief.

2. Purpose of activity

Through its historical research, CB 10 believes that the original intent of ZR 73-622 was to allow existing residents a mechanism for relief from non-compliances, providing for limited enlargement of their homes in order to remain within their community. As documented in the CPC Report (Calendar No. 6, N970203 ZRY) and in discussion with senior DCP staff, present at the time of enactment (present DCP Director of Zoning), the intent of the SP was to allow limited enlargements that would provide for the modern convenience of adding a bathroom, expanding a kitchen, or adding a bedroom for a growing family, rather than residents leaving their neighborhood for other parts of the city, or out of New York State entirely.

As documented in applications presented for its review (see No-Build), CB 10 believes that it has been clearly established that, for CD 10, the original land use justification for the applicability of the SP (limited enlargement for residents to remain), has in practice been predominantly used to legalize existing illegal conditions, or to produce luxury housing for speculative sale, or purchase. As a result, CB 10, after many years of study and multiple full board votes, is advancing an application to the CPC to remove CD 10 from future applicability under SP 73-622. CB 10 believes that future enlargements should adhere to the as-of-right residential regulations, proceed with the established relief offered by way of BSA variance, or provided under an alternative existing SP, ZR 73-621 (Enlargement, extension, or conversion of building containing residential uses), that limits enlargements to 10%.

C. PROJECT LOCATION

Borough: _____ Tax Block/Lot(s): _____

Street Address: _____

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission

Yes No

- | | | |
|---|--|--|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input checked="" type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input type="checkbox"/> Special Permit | | |
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Board of Standards and Appeals

Yes No

- Variance (use)
- Variance (bulk)
- Special Permit
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Other City Approvals

- | | |
|--|---|
| <input type="checkbox"/> Legislation | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking | <input type="checkbox"/> Policy or Plan, specify: _____ |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input type="checkbox"/> Other, explain: _____ | |

State Actions/Approvals/Funding

- State permit or license, specify Agency: _____ Permit type and number: _____
- Funding for Construction, specify: _____
- Funding of a Program, specify: _____
- Other, explain: _____

Federal Actions/Approvals/Funding

- Federal permit or license, specify Agency: _____ Permit type and number: _____
- Funding for Construction, specify: _____
- Funding of a Program, specify: _____
- Other, explain: _____

Is this being reviewed in conjunction with a [Joint Application for Permits?](#) Yes No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? Yes No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? Yes No
3. Is the project located on publicly owned land or receiving public assistance? Yes No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) Yes No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) Yes No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - Significant Maritime and Industrial Area (SMIA) (2.1)
 - Special Natural Waterfront Area (SNWA) (4.1)
 - Priority Martine Activity Zone (PMAZ) (3.5)
 - Recognized Ecological Complex (REC) (4.4)
 - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
I	Support and facilitate commercial and residential redevelopment in areas well-suited to such development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
2	Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Protect and restore the quality and function of ecological systems within the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
5	Protect and improve water quality in the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Provide public access to, from, and along New York City's coastal waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Protect scenic resources that contribute to the visual quality of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Brooklyn Community Board Ten/Josephine Beckmann, District Manager

Address: 8119 5 Avenue Brooklyn, NY 11209

Telephone: 718-745-6827 Email: jbeckmann@cb.nyc.gov

Applicant/Agent's Signature: 

Date: May 15, 2016

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP397K
Project: CB10 TEXT AMENDMENT
Date Received: 6/2/2016

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments:

The LPC is in receipt of a request to identify architectural resources within the project area for the EAS of 5/24/16.

LPC designated: Historic Lampposts at Park Drive east of 7th Ave. opposite 88th St., 8200 Narrows House, Farrell House, Ft. Hamilton.

S/NR listed: Saitta House, 216-264 Ovington Avenue Houses, Bay Ridge United Methodist Church, Senator Street Historic District, Ft. Hamilton.



6/9/2016

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 31535_FSO_GS_06092016.doc